

Cochran, Patricia (DCOZ)

From: Minna Kononen <kononen.minna@gmail.com>
Sent: Monday, December 11, 2017 11:51 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 807 Letter in Opposition

Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
[441 4th Street NW](#)
[Suite 210 S](#)
Washington, DC 20001

Dear Mr. Hood,

Our family has been following closely the development of the Ladybird project by Valor Development and we have have some questions and concerns regarding the project.

We live just one block from the entrance of the proposed Ladybird development. Our family includes 3 kids under age of 6 and when we moved to our neighborhood two and half years ago, our main objective was to find a quiet, safe and residential neighborhood for our growing family. And we felt very fortunate to find such a place within DC. And that is what we paid for. Now, having a 89 feet tall apartment building within a block from our house does no longer qualify as quiet residential neighborhood.

Our main concern is of course the traffic, our small kids like to play outside all year around and increased traffic means more danger. Also, Valor's traffic study by Gorove Slade hugely underestimates the impacts of such a large number of apartment units. Street parking will become more scarce and streets will be congested.

The impacts from the construction, although temporary, will be damaging, with increased noise, dust and traffic. And the impact will be hardest on the smallest children.

This project in its current format does not present ANY additional value to the neighborhood (have they even secured ANY grocery store yet?) and will negatively impact the quality of lives for many, especially those with small children like us. We understand the need for new developments in a growing city like DC but any development should always consider the host neighborhood and its residents, and we are sure Valor could revise the size of the development and still keep it economically viable.

We have not been able to attend any of the official meetings since we just had a baby couple of months ago and hence I would very much appreciate your views on the zoning of the development and know what is currently being done to engage with Valor and Zoning commission with regards to the size of the development?

Thank you so much in advance.

Minna Kononen and Ricardo Ferreyra
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